097.0	0001	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,765,000	/	2,765,000
USE VALUE:	2,765,000	/	2,765,000
ASSESSED:	2,765,000	/	2,765,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAFFI JAMES C & JOAN M/TR
Owner 2:	JOAN M RAFFI LIVING TRUST
Owner 3:	
Street 1:	55 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAFFI JAMES C & JOAN M -
Owner 2:	-
Street 1:	55 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .619 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Stucco Exterior and 5791 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	26970.000	1,571,700	13,400	1,179,900	2,765,000
Total Card	0.619	1,571,700	13,400	1,179,900	2,765,000
Total Parcel	0.619	1,571,700	13,400	1,179,900	2,765,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.45 /Parcel: 477.45

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 63282

GIS Ref

GIS Ref

Insp Date 05/25/21

!7904!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 097.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,571,700	13400	26,970.	1,179,900	2,765,000		Year end	12/23/2021
2021	101	FV	1,435,300	13400	26,970.	1,179,900	2,628,600		Year End Roll	12/10/2020
2020	101	FV	1,445,700	13400	26,970.	1,179,900	2,639,000	2,639,000	Year End Roll	12/18/2019
2019	101	FV	1,098,900	13400	26,970.	1,179,900	2,292,200	2,292,200	Year End Roll	1/3/2019
2018	101	FV	1,096,200	13400	26,970.	1,011,400	2,121,000	2,121,000	Year End Roll	12/20/2017
2017	101	FV	1,096,200	13400	26,970.	944,000	2,053,600	2,053,600	Year End Roll	1/3/2017
2016	101	FV	1,096,200	13400	26,970.	809,100	1,918,700	1,918,700	Year End	1/4/2016
2015	101	FV	1,068,500	13400	26,970.	724,800	1,806,700	1,806,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7904

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAFFI JAMES C &	63985-140		7/29/2014	Convenience	1	No	No		
	13224-89		7/1/1977		144,000	No	No		Y

PRINT

Date	Time
12/30/21	06:23:09

LAST REV

Date	Time
05/25/21	08:22:19
danam	

USER DEFINED

Prior Id # 1:	63282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2019	1604	Addition	216,600	O				
3/6/2014	172	New Wind	13,060					
10/16/2009	1004	New Wind	9,085					
7/11/1995	386		5,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2021	Measured	DGM	D Mann
5/24/2021	Permit Visit	DGM	D Mann
9/24/2018	MEAS&NOTICE	BS	Barbara S
6/10/2014	External Ins	PC	PHIL C
2/27/2009	Meas/Inspect	163	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
12/11/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		26970		Sq. Ft.	Site		0	70.	0.63	4			Golf co	25					1,179,938						1,179,900	

Total AC/HA:	0.61915	Total SF/SM:	26970	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	1,179,938	Spl Credit		Total:	1,179,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	5 - Tile		
Color:	BEIGE		
View / Desir:	V - Very Good		

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Average
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.86376220
Const Adj.:	1.40956259
Adj $ / SQ:	158.278
Other Features:	176879
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1761967
Depreciation:	190292
Depreciated Total:	1571675

COMMENTS

FPL IN BMT DECORATIVE OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	10	BRs:	5	Baths:	1				HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

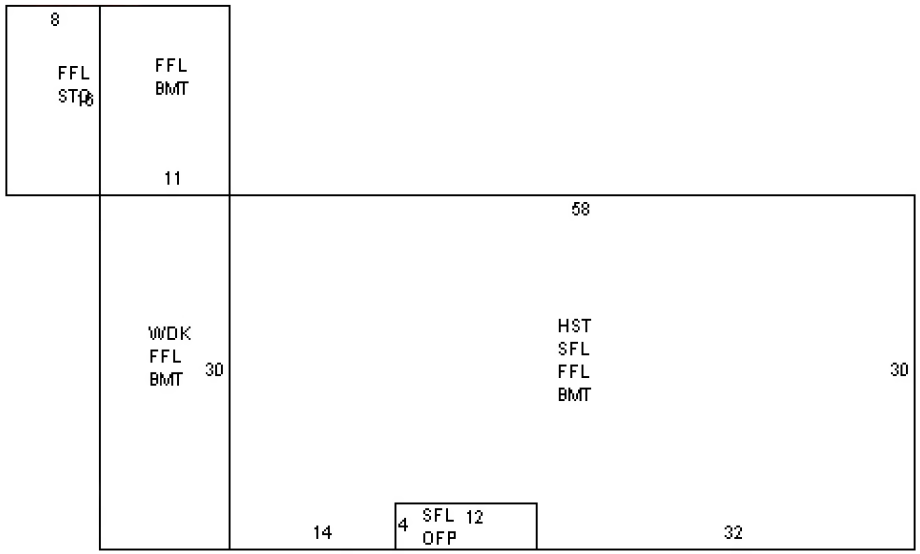
No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	254.83
Special Features:	0	Val/Su Net:	206.37
Final Total:	1571700	Val/Su SzAd	319.97

SKETCH



SUB AREA

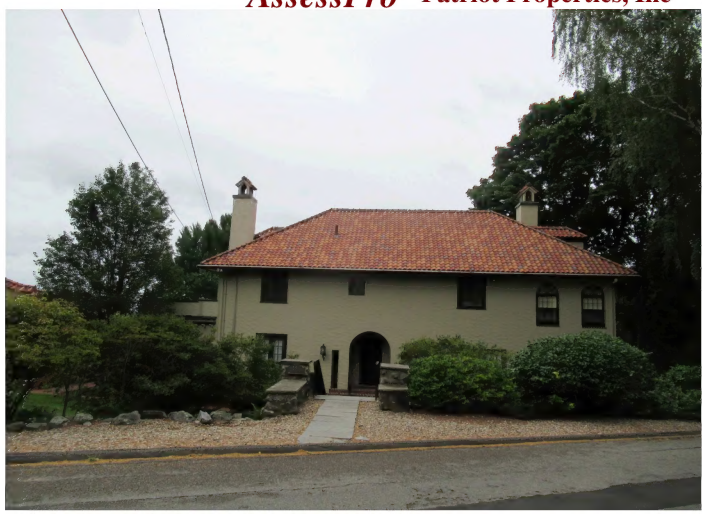
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,326	158.280	368,156
BMT	Basement	2,198	59.830	131,505
SFL	Second Floor	1,740	158.280	275,405
HST	Half Story	846	158.280	133,904
WDK	Deck	330	12.730	4,200
STG	Storage	128	10.660	1,364
OFP	Open Porch	48	62.020	2,977
	Net Sketched Area:	7,616	Total:	917,511
Size Ad	4912	Gross Area	8462	FinArea 5791

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	25X27	G	GD	1925	23.38	T	30	101			11,000			11,000
19	Patio	D	Y	1	32X50	A	AV	1960	2.48	T	40.8	101			2,400			2,400

More:	N	Total Yard Items:	13,400	Total Special Featues:	Total: 13,400